



ESTATE AGENTS



Longley Road, Farnham, Surrey

Price Guide £1,100,000

# Longley Road, Farnham, Surrey

A stunning five bedroom detached family home that has been updated by the current owners to an exceptional standard positioned on a wonderful plot in a prime South Farnham position close to Farnham train station.

To the ground floor the inviting entrance porch leads into the entrance hall, cloakroom and onto the principle reception rooms. There is a dual aspect study, dual aspect family room with part glazed doors to the light and airy living room which has a wonderful fireplace with working open fire. There are also bespoke fitted storage cupboards and shelving either side of the fireplace. At the rear of the property there is a refitted kitchen/breakfast room with rear aspect sliding patio doors. There is a comprehensive range of cupboard and drawer units with granite work tops, space for a range cooker and bespoke fitted seating. From the kitchen there is a separate utility room.

On the first floor there are five good size bedrooms. Bedroom's one and two both have ensuite shower rooms and there is a good sized four piece family bathroom suite.

Outside the impressive rear garden has a large paved terrace with a selection of shrubs leading down to an extensive lawn garden which is enclosed by hedging.

Outside to the front there is driveway parking.

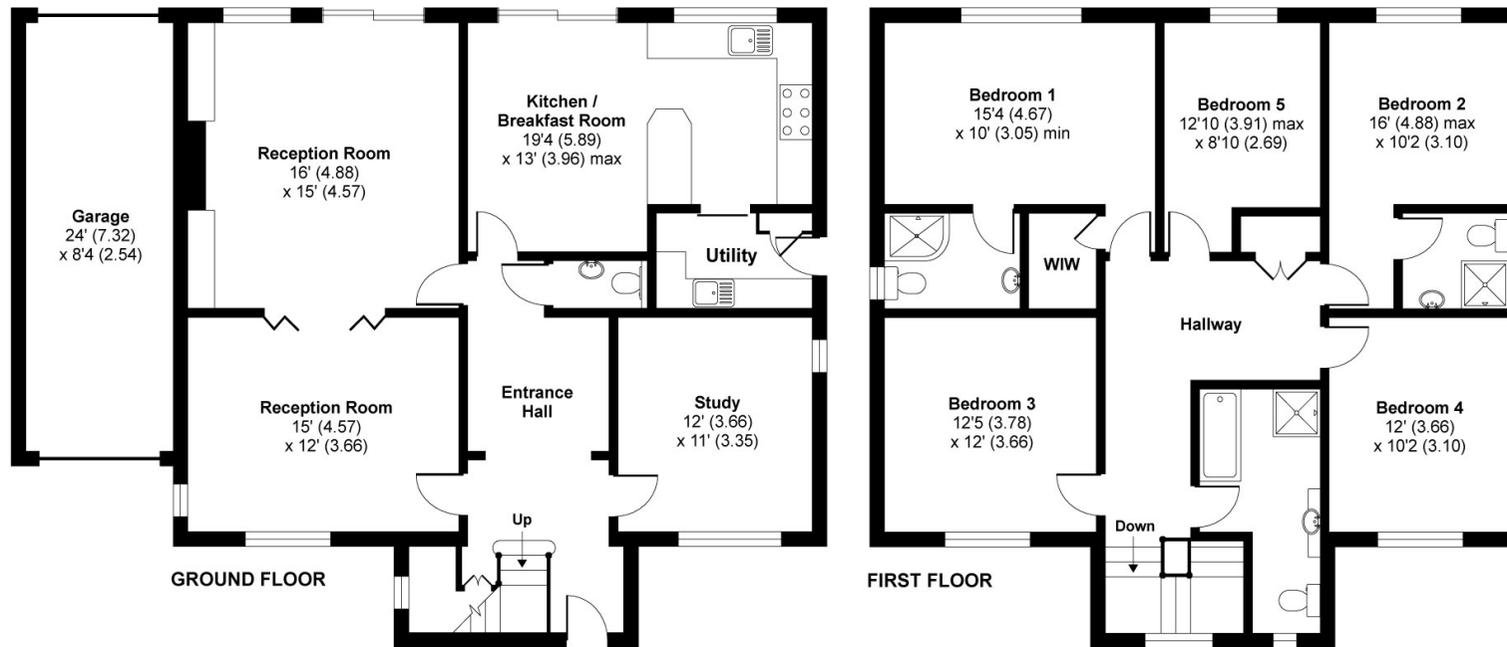
- Five bedrooms
- Entrance hall
- Three reception rooms
- Kitchen/breakfast room
- Garage and driveway parking
- Two ensuite shower rooms
- Family bathroom
- Private garden
- Gas heating to radiators
- Double glazing



# Floor Plan

## Longley Road, Farnham, GU9

APPROX. GROSS INTERNAL FLOOR AREA 2372 SQ FT 220.4 SQ METRES (INCLUDES GARAGE)

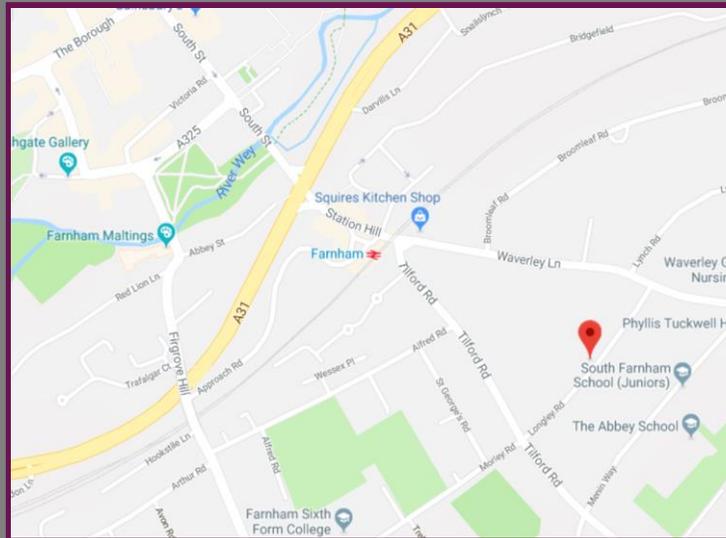


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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# Location

The property is situated in a prime south Farnham location close to some of the area's most reputable schools & within 0.2 miles of Farnham mainline station.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>	51	(39-54) <b>E</b>	49
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Scotland & Wales		England, Scotland & Wales	



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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